



CONDITIONAL USE PERMIT-MINOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Copy of Original Approval (resolution or decision letter)
- 6. Proof of Ownership (warranty deed or title policy)
- 7. Proof of Water and Sewer Services
- 8. Proof of Utilities (e.g. electric, gas)
- 9. Legal Description
- 10. Certificate of Taxes Paid

Application Fees	Amount	Due
Conditional Use Permit (minor amendment)	\$600	After complete application received
Adams County Health Department	\$150 (Level 3) For solid waste uses only	After 1st Staff Review is Completed

Conditional Use (Minor Amendment)-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

4. Site Plan:

- A detailed drawing of existing and proposed improvements.
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Copy of Original Approval:

- Recorded resolution stating the Board of County Commissioner decision (approval or denial). This document may be found in the Office of the Clerk and Recorder.
- Decision letter issued by County staff.

6. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

7. Proof of Water:

- A written statement from the appropriate water district indicating that they will

provide service to the property **OR** a copy of a current bill from the service provider.

- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

8. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

9. Legal Description:

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

10. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Other: <u>Transfer of CUP</u>

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:
David J. Wilhelm, Vice President

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:
David J Wilhelm, Vice President

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Attachment 3—Explanation of Project
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

Max Media of Denver LLC (“MRD”) is requesting a Minor Amendment to Conditional Use Permit, Case Number RCU2001-0036 (the “CUP”), permitting the transfer of the CUP to Pillar of Fire, a Colorado nonprofit corporation (“Buyer”), in conjunction with MRD’s sale of substantially all of MRD’s assets, including the real property and transmission tower site at 12502 ½ Deter Winters Road, Adams County, Colorado (the “Site”) and the improvements thereto, to Buyer. These improvements include a 1,995-foot radio and commercial telecommunications tower. The tower has no adverse impact on neighboring properties, as the transmitter is operated remotely and personnel are only occasionally on the Site.

The CUP was originally issued to On Air Family, LLC on October 29, 2001 by the Board of Commissioners for Adams County (the “Board”) to allow the construction and operation of a 1,995’ transmission tower on the Site. Stipulation 2 of the CUP states that the CUP may not be transferred to a third party without an amendment to the CUP approved by the Board.

On September 7, 2005, the Board approved the transfer of the CUP to Denver Radio Company, LLC as an amendment to the CUP.

On August 12, 2009, the Adams County Planning and Development Department approved a Minor Amendment permitting the transfer of the CUP to MRD. MRD has operated the Site as a commercial radio transmission tower since then in compliance with all conditions on the original CUP and the applicable requirements of the Adams County Development Standards and Regulations (“Standards and Regulations”).

MRD and Buyer has entered into an Asset Purchase Agreement (as amended, the “APA”) pursuant to which Buyer will acquire the Site, including the improvements thereto. The closing of the APA is conditioned in part on the approval of the requested Minor Amendment and the transfer of the CUP to Buyer.

Buyer plans to continue operating the Site as a commercial radio transmission tower after the closing under the APA and has no plans to change the character of the tower or the Site. Buyer agrees to comply with all conditions of the CUP and the applicable requirements of the Standards and Regulations.

Per Section 2-01-10-01 of the Standards and Regulations, Minor Amendments to any approved development plan may be (a) approved administratively by the Director of the Adams County Planning and Development Department and (b) authorized without additional public hearings.

The requested Amendment is a Minor Amendment pursuant to Section 2-01-10-01 because the Amendment will not “result in a change in the character of the development.” Buyer intends to continue operating the Site in the same manner as its predecessor permittees without changing the character of the development, i.e., a commercial radio tower. The sole substantial change in

Attachment 3—Explanation of Project
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

the use of the CUP and Site shall be the change in the identity of the permittee; granting this amendment shall have no adverse effect on neighboring properties nor on Adams County as a whole.

Moreover, while the criteria for approval of a new CUP found in Section 2-02-09-06 of the Standards and Regulations are not applicable nor necessary to approve the requested Amendment, the Site shall continue to comply with these criteria as well as the conditions of the original CUP. Consistent with the findings in the CUP and the criteria in Section 2-02-09-06 of the Standards and Regulations:

1. The Site continues to be zoned A-3, in which zone commercial radio towers are conditionally permissible uses.
2. The use remains consistent with the purposes of the Standards and Regulations.
3. The use remains in compliance with the requirements of the Standards and Regulations, including complying with all conditions in the original CUP.
4. The use remains compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County, as the Buyer shall continue to comply with all conditions in the original CUP established to alleviate any such detrimental effects.
5. The original CUP addressed all off-site impacts, and no new off-site impacts exist.
6. The Site remains suitable for the use, including adequate usable space and access and the absence of environmental constraints.
7. The site plan for the Site remains consistent with the site plan for the original CUP and will provide the most convenient and functional use of the Site.
8. The Site will continue to have access as needed to utility and emergency services to serve the needs of the Site.

For all of these reasons, granting this application for a Minor Amendment to the CUP would be appropriate and consistent with the CUP's purposes and those of the Adams County Development Standards and Regulations, just as the Adams County Planning and Development Department determined in the course of approving the previous amendments in 2005 and 2009.

Attachment 4—Site Plan
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

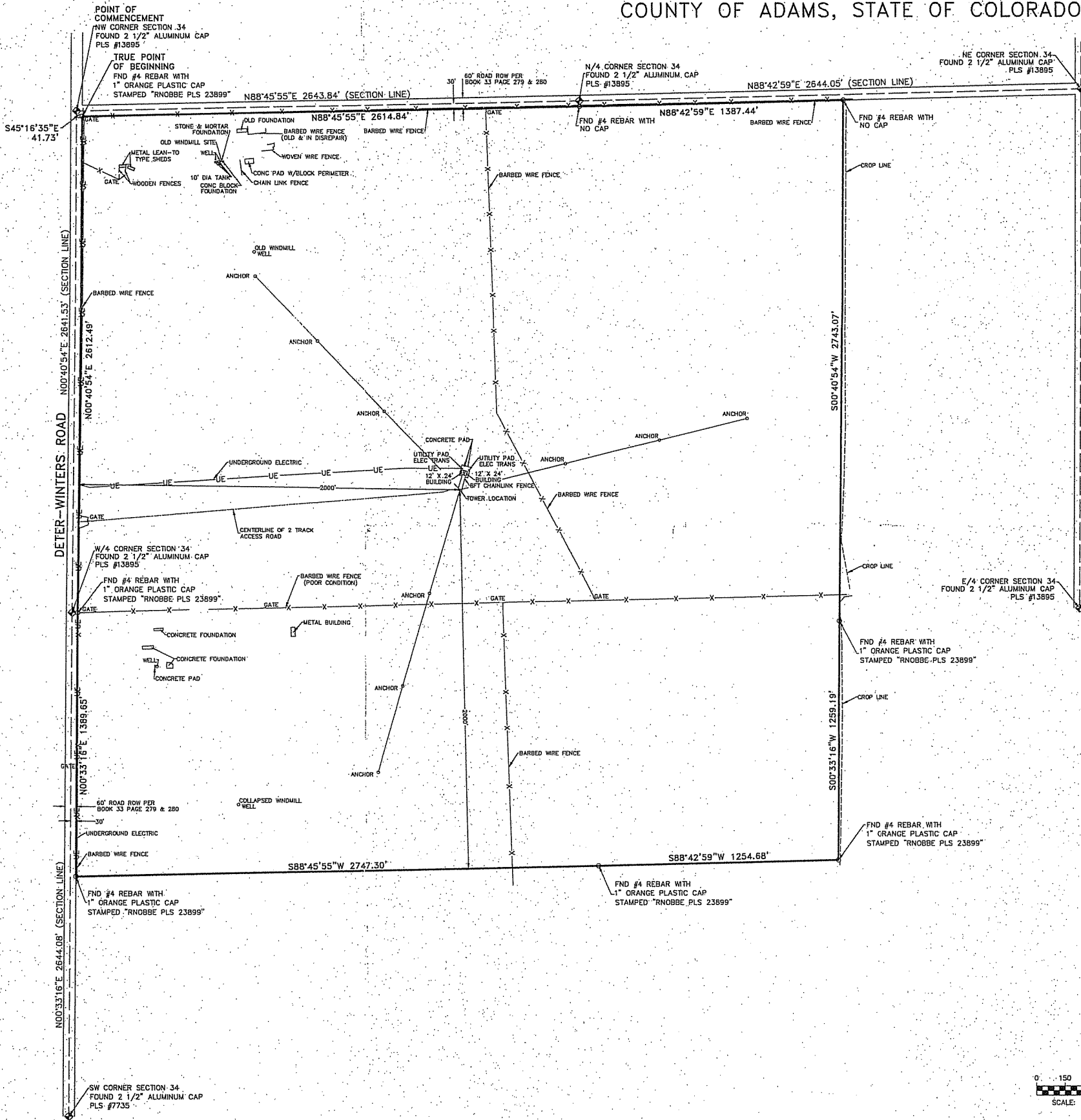
SEE ATTACHED

LAND SURVEY PLAT

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 59 WEST

OF THE SIXTH PRINCIPAL MERIDIAN

COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land located in Section 34, Township 1 South, Range 59 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 34; Thence South 45°16'35\"/>

BASIS OF BEARINGS

The bearings are based on an assumed bearing of North 00°40'54\"/>

SURVEYOR'S CERTIFICATE

I, Robert Buckley, Registered Professional Land Surveyor in the State of Colorado, do hereby certify only to ON-AIR FAMILY LLC, Denver Radio Tower Company, LLC, Guggenheim Corporate Funding, LLC, Equity Title of Colorado, and Ticor Title Insurance Company, a California corporation, that on September 8, 2005, a monumented survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors practicing in the State of Colorado and the map hereon accurately represents said survey, to the best of my knowledge. This survey did not rely on a Title Commitment.

This survey does not constitute a title search by this surveyor or WESTERN STATES SURVEYING, INC. of the property shown and described hereon to determine:

1. Ownership of this tract of land.
2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
3. Compatibility of this description with those of adjacent tracts of land.

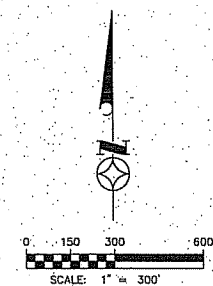


WSSI Job No.: 20523-001
 Prepared For and on Behalf of:
 WESTERN STATES SURVEYING, INC.
 12253 South Parker Road, Suite 205
 Parker CO 80134
 (303) 841-7436
 By Robert Buckley, Jr., P.L.S. No. 22088.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2005 AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____



Western States Surveying, Inc.
 12253 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO 80134-3466 (303) 841-7436

LAND SURVEY PLAT
 ON-AIR FAMILY LLC

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 59 WEST

REVISIONS	BY	DATE	Scale: 1" = 300'
ADDED PARTIES TO CERTIFICATION	KED	10/18/05	Field Book: TCE
			Surveyed: RD
			Calculated: RB
			Drawn: KED
			Checked: RB

DATE: 09/14/05
 JOB NUMBER: 20523-001

SHEET 1 of 1

S:\20023001\Drawings\805.dwg 10/19/05 7:35am

Attachment 5—Original Approval
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

The following are attached:

- 5.1 Zoning Hearing Decision dated October 29, 2001—Case #RCU2001-00036 approving the Conditional Use Permit subject to the stipulations stated therein.
- 5.2 Resolution dated September 7, 2005, Approving Transfer of Conditional Use Permit in Case Number RCU2001-00036 as a Minor Amendment.
- 5.3 Letter dated August 12, 2009, from Adams County advising of the approval by Adams County of the transfer of the Conditional Use Permit, Case #RCU2100-00036, to Max Radio of Denver LLC.

STATE OF COLORADO)
COUNTY OF ADAMS)

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 29TH day of OCTOBER, 2001 there were present:

Martin J. Flaum _____ Chairman
Ted L. Strickland _____ Commissioner
Elaine T. Valente _____ Commissioner
James D. Robinson _____ County Attorney
Lucy Trujillo, Deputy _____ Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

ZONING HEARING DECISION - CASE #RCU2001-00036
KKDD-FM BROADCASTERS

WHEREAS, on the 29th day of October, 2001, the Board of County Commissioners, held a public hearing on the application of Bob Zellmer,, Case #RCU2001-00036; and,

WHEREAS, this case involved an application for: Conditional Use Permit for a commercial radio tower 1,995 feet high in the A-3 Zone District:

LEGAL DESCRIPTION: On Deter-Winters Road in the NW ¼ of Section 34, Township 1 south, Range 59 West, Adams County..

APPROXIMATE LOCATION: Southeast 128th Avenue and Deter-Winters Mile Road.

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 12th day of July, 2001, and forwarded a recommendation of DENIAL to the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

Findings Of Fact:

1. The Adams County Zoning Regulations require Conditional Use Permit approval for commercial radio towers in the A-3 Zone District. Negative externalities from these types of land uses are usually related to aesthetics. However, general aviation may be impacted with a tower of this proposed height. Due to the substantial testimony from aviation experts and organizations, this request has not demonstrated an ability to comply with the requirements of the Adams County Zoning Regulation.

2. The Future Land Use Map of the Adams County Comprehensive Pla designates this property as Agriculture. The use of this property for a commercial radio tower is non-agriculture in nature and may adversely affect the ability to continue farming the property. Although the quality of the agricultural land is unknown, the placement of the tower and extensive guyed wire system may limit additional agricultural use of the property. In addition, one of the policies of the Adams County Comprehensive Plan is to continue to support and develop the Front Range Airport to accommodate large aircraft, as a general aviation and intermodal cargo hub for the state and region. Therefore, the use of this property for a commercial radio tower would not be consistent with the intent of the Adams County Comprehensive Plan for this area of the County.
3. Under Section 6.200 of the Adams County Zoning Regulations, the Board of County Commissioners may require conditions of approval to make a land use compatible with the area. This application has not demonstrated that the location or height would be safe for general aviation in this area of the County. Substantial testimony has been provided by general aviation pilots and other aviation experts that the proposed tower may be detrimental to the health, safety, and welfare of the pilots in the area and the County.

Stipulations:

1. The applicant shall install high intensity strobe lights and guy wire amrkers as early as possible during construction to warn Visual Flight Rules (VFR) pilots to avoid the structure.
2. The Condition Use Permit is issued to On Air Family, LLC or its corporate successor and may not be transferred to another party without Amendment to the Conditional Use Permit.
3. The site shall be limited to the following improvements:
 - a. One, 1,995 foot radio and commercial telecommunications tower;
 - b. One, 12 foot tower face;
 - c. One, 15 foot by 25 foot transmitted building;
 - d. A total fenced area of 40 feet by 40 feet, enclosed by a 6 foot security fence; and
 - e. Six foot tall evergreen trees, 20 feet on center, around the perimeter of the fenced area
4. The applicant/tower operator shall continue to provide the property owner and future property owners the right to use the property for agricultural uses as defined in the Adams County Zoning Regulations.
5. The applicant shall design the structure for co-location of telecommunications facilities including, but not limited to:
 - a. ADCOM
 - b. Other radio stations
 - c. Television stations
 - d. Cellular, paging, or microwave antennae

PAGE THREE
CASE #RCU2001-00036
KKDD-FM BROADCASTERS

6. The applicant/tower operator shall permit ADCOM to locate and maintain emergency telecommunications facilities on the tower free of charge.
7. The tower operator shall provide free maintenance of the tower.
8. Within ten (10) days of final inspection of the tower, On Air Family, LLC shall deposit with the County \$400,000 which shall be for the sole use and benefit of the Front Range Airport Authority in the construction of a control tower.
9. If at any time during the period of five (5) years from the date of the final inspection of the tower a radio and/or television station other than KSIR-FM locates its signal on the tower, then On Air Family LLC shall within ten (10) business days deposit with the County an additional \$100,000 for each such radio or television station, for the sole use and benefit of the Front Range Airport Authority for the construction of a control tower.
10. Failure to comply with any of the aforementioned conditions and stipulations may necessitate a show cause hearing before the Board of County Commissioners where the Conditional Use Permit may be suspended or revoked.

Note to the Applicant:

1. The applicant/tower operator shall permit the Federal Emergency Management Agency (FEMA) to interrupt programming for emergencies pursuant to the requirements of the Federal Communications Commission.

PAGE FOUR
CASE #RCU2001-00036
KKDD-FM BROADCASTERS

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Flaum	_____	Aye
Strickland	_____	Aye
Valente	_____	Aye
	Commissioners	

STATE OF COLORADO)
County of Adams)

I, Carol Snyder, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 29TH day of OCTOBER, A.D. 2001.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Carol Snyder:

By:



Deputy

#



20050916001014090 Adams Co 1/3
09/16/2005 02:55:34PM \$.00
Carol Snyder, Clerk \$.00

STATE OF COLORADO)
COUNTY OF ADAMS)

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 7th day of September, 2005 there were present:

Larry W. Pace _____ Chairman
Alice J. Nichol _____ Commissioner
W.R. "Skip" Fischer _____ Commissioner
James D. Robinson _____ County Attorney
Kristen Hood, Deputy _____ Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

RESOLUTION APPROVING TRANSFER OF CONDITIONAL USE PERMIT IN CASE NUMBER RCU2001-00036

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WHEREAS, on the 29th day of October, 2001, the Board of County Commissioners held a public hearing on the application of Bob Zellmer, Case #RCU2001-00036; and,

WHEREAS, this case involved an application for: Conditional Use Permit for a commercial radio tower 1,995 feet high in the A-3 Zone District.

LEGAL DESCRIPTION: On Deter-Winters Road in the NW ¼ of Section 34, Township 1 South, Range 59 West, Adams County.

APPROXIMATE LOCATION: Southeast 128th Avenue and Deter-Winters Mile Road.

WHEREAS, pursuant to Stipulation #2 attached to the approval of this application, approval of an amendment to the Conditional Use Permit is required prior to transfer of ownership of the Conditional Use Permit; and,

WHEREAS, the permit holder desires to transfer ownership of the property and improvements, together with the Conditional Use Permit to Denver Radio Tower Company, LLC.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the recommendations of the Planning and Development Staff, the transfer of the Conditional Use Permit to the Denver Radio Tower company, LLC is hereby **APPROVED as an AMENDMENT**. The stipulations and notes placed on Case #RCU2001-00036 continue and remain in effect for the duration of the Conditional Use Permit.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Pace _____ Aye

Nichol _____ Aye

Fischer _____ Aye

Commissioners

STATE OF COLORADO)
County of Adams)

I, Carol Snyder, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 7th day of September, A.D. 2005.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Carol Snyder:

By:



A handwritten signature in black ink, appearing to be "Carol Snyder", written over a large, faint, circular watermark or ghost signature.

Deputy

WHEREAS, on the 29th day of October, 2001, the Board of County Commissioners, held a public hearing on the application of Bob Zellmer, Case #RCU2001-00036; and,

WHEREAS, this case involved an application for: Conditional Use Permit for a commercial radio tower 1,995 feet high in the A-3 Zone District:

LEGAL DESCRIPTION: On Deter-Winters Road in the NW ¼ of Section 34, Township 1 south, Range 59 West, Adams County.

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WHEREAS, pursuant to Stipulation # 2 attached to the approval of this application, approval of an amendment to the Conditional Use Permit is required prior to transfer of ownership of the Conditional Use Permit; and

WHEREAS, the permit holder desires to transfer ownership of the property and improvements, together with the Conditional Use Permit to Denver Radio Tower Company, LLC.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon recommendations of the Department of Planning and Development, the transfer of the Conditional Use Permit to the Denver Radio Tower Company, LLC is hereby **APPROVED as an AMENDMENT**. The stipulations and notes placed on case RCU2001-00036 continue and remain in effect for the duration of the Conditional Use Permit.



Planning and
Development Department
12200 Pecos Street
Westminster, CO 80234
PHONE 303.453.8800
FAX 303.453.8829
www.co.adams.co.us

August 12, 2009

Joseph E. Lubinski
Ballard Spahr Andrews & Ingersoll, LLP
Suite 2300
1225 17th Street
Denver, Colorado 80202

RE: Minor Amendment to Case # RCU2001-00036 / PD 1788444

Mr. Lubinski,

Your request to transfer a Conditional Use Permit (CUP), Case # RCU2001-00036, to Max Radio of Denver LLC has been approved pursuant to Stipulation #2 of the associated 2001 and 2005 resolutions. Please be advised all stipulations and notes required by Adams County, as described in the resolutions dated October 29, 2001 and September 7, 2005, shall be adhered to by Max Radio of Denver LLC and/or its successors.

If you have any additional questions or concerns, please do not hesitate to contact us.

Sincerely,



Christopher C. La Rue
Development Review Planner II

cc: correspondence file

BOARD OF COUNTY COMMISSIONERS

W. R. "Skip" Fischer
DISTRICT 1

Alice J. Nichol
DISTRICT 2

Larry W. Pace
DISTRICT 3



Attachment 6—Proof of Ownership
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

ATTACHED

WHEN RECORDED RETURN TO:

4
Brownstein Hyatt Farber Schreck, LLP
410 Seventeenth Street, Suite 2200
Denver, Colorado 80202-4437
Attn: David Rontal, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of July, 2009, is by and between DENVER RADIO TOWER COMPANY, LLC, a Colorado limited liability company ("Grantor"), whose address is 3033 S Parker Road, Suite 700, Aurora, Colorado 80014, and MAX RADIO OF DENVER LLC, a Delaware limited liability company, whose address is 900 Laskin Road, Virginia Beach, VA 23451.

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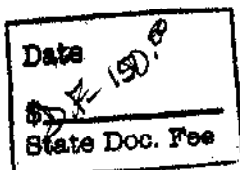
WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee and its successors and assigns forever, all the real property, together with all improvements located thereon, if any, situate, lying and in the County of Adams, State of Colorado, described on Exhibit A attached hereto.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, including, but not limited to Seller's right, title and interest in and to the adjacent streets, alleys, and right-of-ways, and any easement rights, air rights, subsurface development rights and water rights, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee and its successors and assigns, against all and every person or persons claiming the whole or any part thereof by, through or under Grantor, but not otherwise, EXCEPT AND SUBJECT TO those matters listed on Exhibit B attached hereto and incorporated herein by this reference.

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H0249427



IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

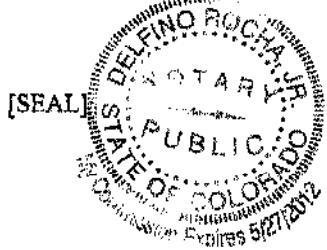
GRANTOR:

DENVER RADIO TOWER COMPANY LLC,
a Colorado limited liability company

By: [Signature]
Name: Jeff Norman
Its: General Manager

STATE OF Colorado)
)ss.
COUNTY OF Arapahoe)

This instrument was acknowledged before me on July 31, 2009 by Jeff Norman, the General Manager of DENVER RADIO TOWER COMPANY LLC, a Colorado limited liability company.



[Signature]
Notary Public, State of Colorado

My commission expires: 5-27-2012

11642001269362.2

Exhibit A

Description Of The Owned Land

A parcel of land located in Section 34, Township 1 South, Range 59 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 34; Thence South $45^{\circ}16'35''$ East a distance of 41.73 feet to the Point of Beginning; Thence North $88^{\circ}45'55''$ East along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northwest quarter of said Section 34, a distance of 2614.84 feet; Thence North $88^{\circ}42'59''$ East along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northeast quarter of said Section 34, a distance of 1387.44 feet; Thence South $00^{\circ}40'54''$ W a distance of 2743.07 feet; Thence South $00^{\circ}33'16''$ West a distance of 1259.19 feet; Thence South $88^{\circ}42'59''$ W a distance of 1254.68 feet; Thence South $88^{\circ}45'55''$ West a distance of 2747.30 feet to a point on the Easterly right-of- way line of Deter-Winters Road; Thence along said right-of-way line which is 30.00 feet Easterly of and parallel to the Westerly line of Section 34 the following 2 courses: 1) Thence North $00^{\circ}33'16''$ East a distance of 1389.65 feet; 2) Thence North $00^{\circ}40'54''$ East a distance of 2612.49 feet to the Point of Beginning;

County Adams, State of Colorado.

Street Address: 12502 1/2 Deter Winters Road

US_ACTIVE:\43105763\05\43105763_5.DOC\51014.0017

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the 2009 year, not yet due or payable.
2. Any water rights or claims or title to water, in, on or under the land.
3. Reservations and exceptions in Patents and Acts authorizing their issuance as the same may affect the subject property and specifically, the rights to ditches and reservoirs used in connection with vested and accrued water rights together with the reservation of a right of way for ditches and canals constructed by the authority of the United States as set forth in that certain U.S. Patent recorded in Book 89 at Page 122; and any and all assignments thereof or interest therein.
4. Reservation of all oil, gas, and mineral rights as reserved in Deed recorded March 24, 1958 in Book 702 at Page 523.
5. Reservation of an undivided 3/4 interest in all oil and minerals as reserved in Deed recorded August 21, 1956 in Book 624 at Page 168.
6. The effect of Zoning Hearing Decision Case #RCV2001-00036 KKDD-FM Broad Casters recorded October 31, 2001 at Reception No. 880370.
7. The effect of Notice pursuant to C.R.S. Sec 9-1.5-103(1) as amended concerning underground facilities of Wiggins Telephone Association recorded October 14, 1992 in Book 3968 at Page 113.
8. Terms, conditions, provisions, agreements and obligations specified under the Antenna Site License Agreement by and between On-Air Family, LLC, a Colorado limited liability company and Acme Towers, LLC, a Colorado limited liability company recorded January 15, 2003 at Reception No. C1081531.
9. Terms, conditions, provisions, agreements and obligations contained in the Resolution Approving Transfer of Conditional Use Permit in Case Number RCU2001-00036 recorded September 16, 2005 at Reception Number 20050916001014090 and recorded October 25, 2005 at Reception Number 20051025001170580.
10. Survey matters reflected on the Survey provided by Western States Surveying, Inc. dated September 14, 2005, Job No. 20253-001:
 - a. Barbed wire fence encroaching onto the easterly and south adjoining properties;
 - b. The existence of underground electric utility as evidenced on the survey; and
 - c. The existence of the guy wires for the radio tower as shown on the survey.

11642\2\1269362.2



SPECIAL WARRANTY DEED

Acme Towers, LLC, a Colorado limited liability company ("Grantor"), whose street address is 1032 South Union Blvd., Suite 100, Lakewood, CO 80220, for Six Million Five Hundred Thousand and 00/100 Dollars (\$6,500,000.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to Denver Radio Tower Company, LLC, whose street address is c/o Nogales Investors, LLC, Attn: Luis G. Nogales, 9229 W. Sunset Blvd., Suite 900, Los Angeles, CA 90069, the real property legally described on Exhibit A, with all its appurtenances and warrants the title against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto.

Signed October 18, 2005. 650.00

3
5-1
L-2

DOC FEE #650.00

Acme Towers, LLC,
a Colorado limited liability company

By: Janice A. Hunt
Its: Manager

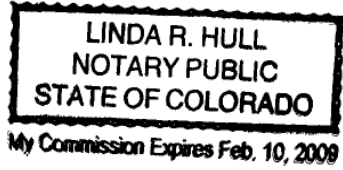
STATE OF COLORADO)
)ss
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 18th day of Oct, 2005, by Janice A. Hunt the manager of Acme Towers, LLC, a Colorado limited liability company.

Witness my hand and official seal.

Linda R. Hull
Notary Public

RETURN: Robert J. Bruce, Esq
Lawlis & Bruce, LLC
730 17th St # 370
Denver Co. 80202



12

Exhibit A - Legal Description

A parcel of land located in Section 34, Township 1 South, Range 59 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 34; Thence South $45^{\circ}16'35''$ East a distance of 41.73 feet to the Point of Beginning; Thence North $88^{\circ}45'55''$ East along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northwest quarter of said Section 34, a distance of 2614.84 feet; Thence North $88^{\circ}42'59''$ East along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northeast quarter of said Section 34, a distance of 1387.44 feet; Thence South $00^{\circ}40'54''$ W a distance of 2743.07 feet; Thence South $00^{\circ}33'16''$ West a distance of 1259.19 feet; Thence South $88^{\circ}42'59''$ W a distance of 1254.68 feet; Thence South $88^{\circ}45'55''$ West a distance of 2747.30 feet to a point on the Easterly right-of-way line of Deter-Winters Road; Thence along said right-of-way line which is 30.00 feet Easterly of and parallel to the Westerly line of Section 34 the following 2 courses: 1) Thence North $00^{\circ}33'16''$ East a distance of 1389.65 feet; 2) Thence North $00^{\circ}40'54''$ East a distance of 2612.49 feet to the Point of Beginning;

County of Adams, State of Colorado.

OFFICIAL COPY

EXHIBIT B

1. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.
2. Terms, conditions, provisions, obligations and agreements as set forth in Antenna Site License recorded January 15, 2003 at Reception Number C1081531.
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by the Land Survey Plat dated September 15, 2005, prepared by Western States Surveying, Inc., as Job Number 20523-001:
 - A. Underground electrical lines and appurtenances along the Westerly boundary.
 - B. The fact that the fence lines are inconsistent with the property lines.
 - C. The existence of wells and well equipment located on subject property.
4. Reservations and exceptions in Patents and Acts authorizing their issuance as the same may affect the subject property and specifically, the rights to ditches and reservoirs used in connection with vested and accrued water rights together with the reservation of a right of way for ditches and canals constructed by the authority of the United States as set forth in the certain U.S. Patent recorded in Book 89 at Page 122; and any and all assignments thereof or interest therein.
5. Reservation of an undivided $\frac{3}{4}$ interest in all oil and mineral as reserved in Deed recorded August 21, 1956 in Book 624 at Page 168.
6. Reservation of all oil, gas and mineral rights as reserved in Deed recorded March 24, 1958 in book 702 at Page 523.
7. The effect of Notice Concerning Underground Facilities of Wiggins Telephone Association recorded October 14, 1992 in Book 3968 at Page 113.
8. The effect of Zoning Hearing Decision recorded October 31, 2001 at Reception Number C0880370.

RET TO:
~~ACME~~ BROWNSTEIN HYATT & FARBER PC
410 17th ST 20th floor
DENVER, CO 80202
ATTN: LEA ANN GROSSER

C1061581
12/03/2002 13:47:44
PG: 0001-002
11.00 DOC FEE: 33.03
CAROL SNYDER
ADAMS COUNTY

WARRANTY DEED

THIS DEED, Made this 3rd day of December, 2002,
between
Raymond J. Morris and Donna R. Jones Morris

of the County of Adams and State of Colorado
grantor, and Acme Towers, LLC, a Colorado limited
liability company

whose legal address is 1032 South Union Blvd #100, Lakewood, Colorado 80228

of the County of Adams and State of Colorado, grantor:
WITNESSETH, That the grantor, for and in consideration of the sum of THREE HUNDRED THIRTY THOUSAND
THREE HUNDRED AND NO/100

-----DOLLARS (\$330,300.00),

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with
improvements, if any, situate, lying and being in the County of Adams, and State of Colorado,
described as follows:

See Exhibit "A" attached hereto and incorporated herein.

FIRST AMERICAN



HERITAGE TITLE

also known by street and number as Vacant Land, Colorado

LC 60414300

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest,
claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the
hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his
heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and
agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well
seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in
fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form
as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments,
encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due
and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title
Documents accepted by Buyer in accordance with section 8a (Title Review), of the contract dated
September 30, 2002, between the parties.

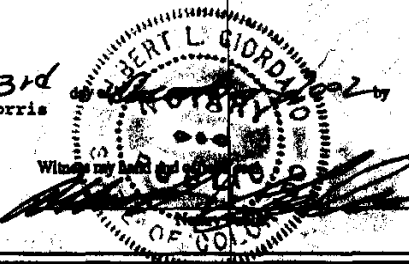
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Raymond J. Morris
Raymond J. Morris

Donna R. Jones Morris
Donna R. Jones Morris

STATE OF COLORADO }
COUNTY OF ADAMS } ss.
The foregoing instrument was acknowledged before me this
Raymond J. Morris and Donna R. Jones Morris

My Commission expires: 5/17/2004



Vacant Land

**LEGAL DESCRIPTION OF DEED DATED
December 3, 2002**

A parcel of land located in Section 34, Township 1 South, Range 59 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 34; thence S45°16'35"E a distance of 41.73 feet to the Point of Beginning; Thence N88°45'55"E along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northwest quarter of said Section 34, a distance of 2614.84 feet; thence N88°42'59"E along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northeast quarter of said Section 34, a distance of 1387.44 feet; Thence S00°40'54"W a distance of 2743.07 feet; Thence S00°33'16"W a distance of 1259.19 feet; Thence S88°42'59"W a distance of 1254.68 feet; Thence S88°45'55"W a distance of 2747.30 feet to a point on the Easterly right-of-way line of Deter-Winters Road; Thence along said right-of-way line which is 30.00 feet Easterly of and parallel to the Westerly line of Section 34 the following 2 courses: 1) Thence N00°33'16"E a distance of 1389.65 feet; 2) Thence N00°40'54"E a distance of 2612.49 feet to the Point of Beginning.

County of Adams,
State of Colorado.

NOTE: The above legal description was prepared by Richard A. Nobbe of
Martin/Martin Consulting Engineers, 4251 Kipling Street.
County of Adams, State of Colorado

Recorded at _____ o'clock _____ M., _____
Reception No. _____ Recorder

QUITCLAIM DEED

THIS DEED, made this 29 day of January, 1999

between
Raymond J. Morris
of the _____ *County of Adams and State of _____
, grantor, and

Raymond J. Morris and Donna R. Jones Morris
whose legal address is 4 Encino Place

C0498256
1/29/99 14:45:20
BK: 5630 PG: 0888-0888 0.00
6.00 DOC FEE:
CAROL SNYDER ADAMS CO

of the Pueblo County of Pueblo and State of Colorado 81005, grantees:

WITNESS, that the grantor, for and in consideration of the sum of \$1.00 DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does
remise, release, sell and QUITCLAIM unto the grantees, their heirs, successors and assigns forever, not in tenancy in common but in joint
tenancy, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any,
situate, lying and being in the County of ADAMS and State of Colorado,
described as follows:

SOUTH ONE-HALF OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 59 WEST

also known by street and number as:
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise
thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper
use, benefit and behoof of the grantees, their heirs and assigns forever.

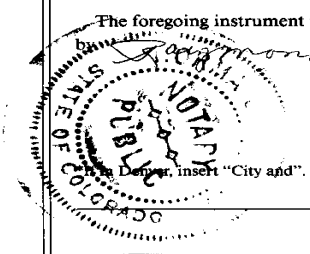
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Raymond J. Morris

STATE OF COLORADO
County of Adams } ss.

The foregoing instrument was acknowledged before me this 29th day of January, 1999,
Raymond J. Morris

Witness my hand and official seal.
My commission expires March 18, 2001
Thome J. Lanning Notary Public



Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



Attachment 7—Proof of Water and Sewer
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

The special use authorized by the CUP does not require or use water or sewer service.

Attachment 8—Proof of Utilities
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

The following are attached:

- 8.1 Morgan County Rural Electric Association statement dated December 1, 2023, account no: 2160203.
- 8,2 Morgan County Rural Electric Association statement dated December 1, 2023, account no: 2160202.



Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

MORGAN COUNTY REA
The Southern Energy Cooperative

**TOTAL
AMOUNT DUE**

\$706.93

Includes Past Due
Amount of \$10.89

See next page for bill details.

Account Information	Balance Summary												
<p>Account #: 2160203</p> <p>Customer Name: DENVER RADIO CO LLC</p> <p>Statement Date: 12/01/2023</p> <p>Current Bill Due Date: 12/15/2023</p> <p>Mailing Address: ATTN: ACCOUNTS PAYABLE 5589 GREENWICH RD STE 200-C VIRGINIA BEACH VA 23462-6565</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Previous Balance</td> <td style="text-align: right; padding: 2px;">\$725.91</td> </tr> <tr> <td style="padding: 2px;">Interest</td> <td style="text-align: right; padding: 2px;">\$10.89</td> </tr> <tr> <td style="padding: 2px;">Payment(s)</td> <td style="text-align: right; padding: 2px;">-\$725.91</td> </tr> <tr> <td style="padding: 2px;">Balance Before Current Charges</td> <td style="text-align: right; padding: 2px;">\$10.89</td> </tr> <tr> <td style="padding: 2px;">Total Current Charges</td> <td style="text-align: right; padding: 2px;">\$696.04</td> </tr> <tr> <td style="padding: 2px;">Total Amount Due</td> <td style="text-align: right; padding: 2px;">\$706.93</td> </tr> </table>	Previous Balance	\$725.91	Interest	\$10.89	Payment(s)	-\$725.91	Balance Before Current Charges	\$10.89	Total Current Charges	\$696.04	Total Amount Due	\$706.93
Previous Balance	\$725.91												
Interest	\$10.89												
Payment(s)	-\$725.91												
Balance Before Current Charges	\$10.89												
Total Current Charges	\$696.04												
Total Amount Due	\$706.93												

IMPORTANT CUSTOMER INFORMATION

Did you hear? This month, Morgan County REA is returning \$4.5 MILLION in capital credits to members—the largest capital retirement in MCREA history! See the back of this bill to learn more about capital credits and how to make sure your capital credits check makes its way to you!



Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or
 download the mobile SmartHub app.



Account Number	2160203
Statement Date	12/01/2023
Past Due Balance Due Immediately	\$10.89
Amount Due 12/15/2023	\$696.04
Total Amount Due	\$706.93

DENVER RADIO CO LLC
 ATTN: ACCOUNTS PAYABLE
 5589 GREENWICH RD STE 200-C
 VIRGINIA BEACH VA 23462-6565

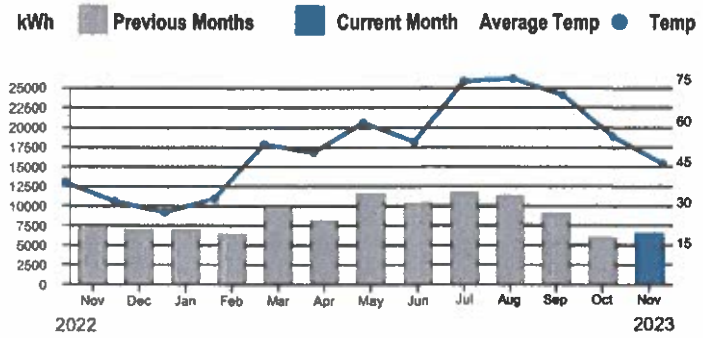
MORGAN COUNTY REA 1
 PO BOX 738
 FORT MORGAN CO 80701-0738



12/01/2023

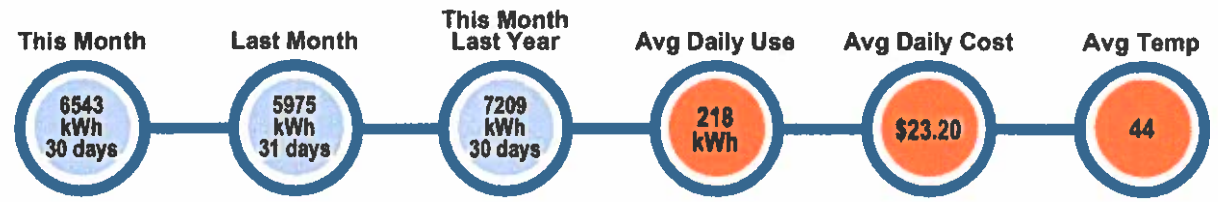
MEMBER NAME | DENVER RADIO CO LLC
 Account Number | 2160203
 Statement Date | 12/01/2023

Location: S159347800		Service Desc: LARGE POWER - TXD		Service Address: KBRU & TOWER LIGHTS					
Rate Class	Meter No.	Reading Dates		Days Served	Readings		Multiplier	kWh Usage	Demand Reading
050	170097620	From	To	30	Previous	Present	1.0	6543	13.951
		11/01/2023	12/01/2023		16533	23076			



Current Service Detail		
Facility Charge		\$86.25
Energy Charge	5,580 kWh @ .071900	\$401.20
Energy Charge	963 kWh @ .050000	\$48.15
Demand Charge	13.951 KW @ 11.50	\$160.44
Total Current Charges		\$696.04

Energy Usage Comparison





Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

MORGAN COUNTY REA
The People's Power Company

**TOTAL
 AMOUNT DUE**

\$1,913.01

**Includes Past Due
 Amount of \$30.94**

See next page for bill details.

Account Information		Balance Summary	
Account #:	2160202	Previous Balance	\$2,062.74
Customer Name:	DENVER RADIO CO LLC	Interest	\$30.94
Statement Date:	12/01/2023	Payment(s)	-\$2,062.74
Current Bill Due Date:	12/15/2023	Balance Before Current Charges	\$30.94
Mailing Address:	ATTN: ACCOUNTS PAYABLE 5589 GREENWICH RD STE 200-C VIRGINIA BEACH VA 23462-6565	Total Current Charges	\$1,882.07
		Total Amount Due	\$1,913.01

IMPORTANT CUSTOMER INFORMATION

Did you hear? This month, Morgan County REA is returning \$4.5 MILLION in capital credits to members--the largest capital retirement in MCREA history! See the back of this bill to learn more about capital credits and how to make sure your capital credits check makes its way to you!



Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

MORGAN COUNTY REA
The People's Power Company

Account Number	2160202
Statement Date	12/01/2023
Past Due Balance Due Immediately	\$30.94
Amount Due 12/15/2023	\$1,882.07
Total Amount Due	\$1,913.01

PAY BY PHONE: 877-495-6487

ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.



3349 2 MB 0.561
 DENVER RADIO CO LLC
 ATTN: ACCOUNTS PAYABLE
 5589 GREENWICH RD STE 200-C
 VIRGINIA BEACH VA 23462-6565

5 3349
 C-13

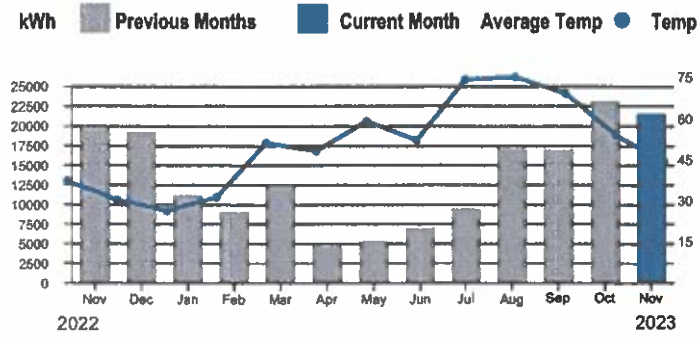
MORGAN COUNTY REA 1
 PO BOX 738
 FORT MORGAN CO 80701-0738



2404

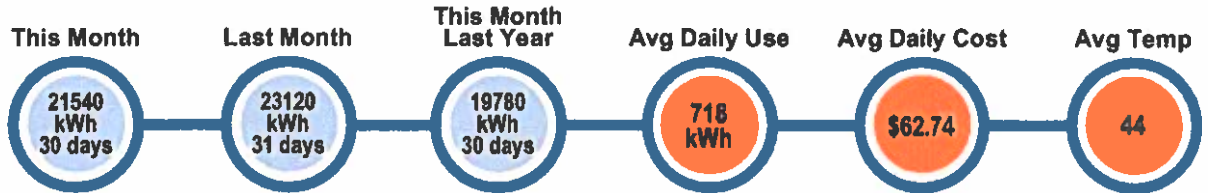
MEMBER NAME | DENVER RADIO CO LLC
 Account Number | 2160202
 Statement Date | 12/01/2023

Location: S159347700		Service Desc: LARGE POWER		Service Address: HUNT TOWER					
Rate Class	Meter No.	Reading Dates		Days Served	Readings		Multiplier	kWh Usage	Demand Reading
050	136522029	From	To	30	Previous	Present	20.0	21540	1.774
		11/01/2023	12/01/2023		38491	39568			



Current Service Detail		
Facility Charge		\$86.25
Energy Charge	14,192 kWh @ .071900	\$1,020.40
Energy Charge	7,348 kWh @ .050000	\$367.40
Demand Charge	35.480 KW @ 11.50	\$408.02
Total Current Charges		\$1,882.07

Energy Usage Comparison



Attachment 9—Legal Description
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

SEE ATTACHED

Exhibit A

Description Of The Owned Land

A parcel of land located in Section 34, Township 1 South, Range 59 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 34; Thence South $45^{\circ}16'35''$ East a distance of 41.73 feet to the Point of Beginning; Thence North $88^{\circ}45'55''$ East along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northwest quarter of said Section 34, a distance of 2614.84 feet; Thence North $88^{\circ}42'59''$ East along a line that is 30.00 feet Southerly of and parallel to the Northerly line of the Northeast quarter of said Section 34, a distance of 1387.44 feet; Thence South $00^{\circ}40'54''$ W a distance of 2743.07 feet; Thence South $00^{\circ}33'16''$ West a distance of 1259.19 feet; Thence South $88^{\circ}42'59''$ W a distance of 1254.68 feet; Thence South $88^{\circ}45'55''$ West a distance of 2747.30 feet to a point on the Easterly right-of- way line of Deter-Winters Road; Thence along said right-of-way line which is 30.00 feet Easterly of and parallel to the Westerly line of Section 34 the following 2 courses: 1) Thence North $00^{\circ}33'16''$ East a distance of 1389.65 feet; 2) Thence North $00^{\circ}40'54''$ East a distance of 2612.49 feet to the Point of Beginning;

County Adams, State of Colorado.

Street Address: 12502 1/2 Deter Winters Road

Attachment 10—Proof of Taxes Paid
Conditional Use Permit-Minor Amendment
Transfer of Conditional Use Permit in Case Number RCU2001-00036
December 29, 2023

The following are attached:

- 10.1 Colorado Receipt of Payment, receipt number 2023-05-04-CI-6947, for real property taxes in the amount of \$1,199.84 (downloaded from the Adams County website on December 18, 2023).
- 10.2 Colorado Receipt of Payment, receipt number 2023-05-04-CI-6947, for personal property taxes in the amount of \$4,936.72 (downloaded from the Adams County website on December 18, 2023).



COLORADO

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0148333	0155534200001	May 4, 2023	Apr 30, 2023	2023-05-04-CI-6947

MAX RADIO OF DENVER LLC
 5589 GREENWICH RD STE 200C
 VIRGINIA BEACH, VA 23462-6565

Situs Address	Payor
12502 DETER WINTERS RD	MAX RADIO OF DENVER LLC CK 12710, 12655, AND 12703 5589 GREENWICH RD STE 200C VIRGINIA BEACH, VA 23462-6565

Legal Description
 SECT,TWN,RNG:34-1-59 DESC: PARC OF LAND IN SEC 34 DESC AS FOLS BEG AT THE NW COR OF SD SEC 34 TH S 45D 16M E 41/73 FT TO THE POB TH N 88D 45M E 2614/84 FT TH N 88D 42M E 1387/44 FT TH S 2743/07 FT TH S 1259/19 FT TH S 88D 42M W 1254/68 FT TH S 88D 45M W 2747/30 FT TO A PT ON THE ELY ROW LN OF DETER-WINTERS RD TH ALG SD ROW LN 30 FT ELY OF AND // TO THE WLY LN THE FOL 2 COURSES N 1389/65 FT TH N 2612/49 FT TO THE POB 367/509A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY GRAZING LAND - 4147	16,943	4,470	2022	436	70.084
FARM/RANCH BLDG - 4279	47,910	12,650	2022	436	70.084

Payments Received

Check	Multi-Account Payment
Check Number 12710	
Payor MAX RADIO OF DENVER LLC	
Check	Multi-Account Payment
Check Number 12655	
Payor MAX RADIO OF DENVER LLC	
Check	Multi-Account Payment
Check Number 12703	
Payor MAX RADIO OF DENVER LLC	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$1,199.84	\$0.00	\$1,199.84	\$0.00
				\$1,199.84	\$0.00
				Balance Due as of Apr 30, 2023	\$0.00



COLORADO
RECEIPT OF PAYMENT (Tax, Fees, Costs,
Interests, Penalties)

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



COLORADO

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
P0022850	0155534200001	May 4, 2023	Apr 30, 2023	2023-05-04-CI-6947

MAX RADIO OF DENVER LLC
5589 GREENWICH RD STE 200-C
VIRGINIA BEACH, VA 23462-6565

Situs Address	Payor
12502 DETER WINTERS RD	MAX RADIO OF DENVER LLC CK 12710, 12655, AND 12703 5589 GREENWICH RD STE 200C VIRGINIA BEACH, VA 23462-6565

Legal Description	Property Code	Actual	Assessed	Year	Area	Mill Levy
	Com Eq/Furn/Mch - 2410	242,908	70,440	2022	436	70.084

Payments Received	
Check	Multi-Account Payment
Check Number 12710	
Payor MAX RADIO OF DENVER LLC	
Check	Multi-Account Payment
Check Number 12655	
Payor MAX RADIO OF DENVER LLC	
Check	Multi-Account Payment
Check Number 12703	
Payor MAX RADIO OF DENVER LLC	

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$4,936.72	\$0.00	\$4,936.72	\$0.00
				\$4,936.72	\$0.00
				Balance Due as of Apr 30, 2023	\$0.00

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